



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

September 12, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ACCEPTANCE OF DONATED REAL PROPERTY FOR CONSTRUCTION OF THE PARAMEDIC STATION PROJECT IN CITY OF AVALON (4TH DISTRICT) (3 VOTES)

JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY:

1. Certify that the Board, as a responsible agency under the California Environmental Quality Act (CEQA), has independently considered and reached its own conclusions regarding the environmental affects of the proposed project (as described below) and the Amended Mitigated Negative Declaration (Attachment A) adopted by the City of Avalon (City), as lead agency; determine that the documents adequately address the environmental impacts of the proposed project; find that your Board has complied with the requirements of CEQA with respect to the process for a responsible agency and adopt by reference the City's Amended Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Attachment B).
2. Order the acquisition of the donated real property and property interest as described on Attachment C, attached hereto and incorporated herein, in accordance with the Donation Agreement approved by your Board on September 13, 2005 and authorize the Consolidated Fire Protection District (District) to deliver written notice of this action to the City of Avalon.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLEN DORA	IRVINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

3. Authorize the Chief Administrative Office (CAO) to execute escrow instructions and any other related documentation necessary to close escrow, including a Certificate of Acceptance accepting the Deed and Easement conveying title and property interests to the District.
4. Authorize the Auditor-Controller to issue a warrant as directed by the CAO for escrow, title insurance, and any other related transactional costs not to exceed \$7,500 in the aggregate.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On September 13, 2005, your Board approved the Agreement for Paramedic and Lifeguard Services that will allow the County to provide continued lifeguard/paramedic services to the City of Avalon (City). As part of the Services Agreement, a Donation Agreement also was approved that requires the City to donate an acceptable site, and the District to accept the conveyance of the real property, for the construction of a new lifeguard/paramedic station by September 16, 2006. The City has identified a site which the District has agreed is acceptable. The recommended action is to accept the conveyance of title to approximately 7,700 square feet of donated real property, to accommodate the construction of the new lifeguard/paramedic station in the City.

The District is recommending that the Board accept the conveyance of the real property while the District continues to work with a third party consultant to confirm the construction costs. Upon acquisition of the property and confirmation of the proposed project cost, the District anticipates returning to your Board to request approval of the proposed Avalon Lifeguard/Paramedic Station Project (Capital Project No. 69488).

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of the acceptance of the land donation, which is necessary to satisfactorily complete the requirements of the agreement to build a proposed lifeguard/paramedic station, is consistent with the County Strategic Plan Goal of Service Excellence since the new infrastructure will better serve the public.

FISCAL IMPACT/FINANCING

The costs include those associated with acquiring title, such as escrow fees and title insurance, which are estimated not to exceed \$7,500. Sufficient appropriation and funding is available in the Capital Projects/Refurbishments Adopted Budget - Avalon Lifeguard/Paramedic Station Project (Capital Project No. 69488).

The District has entered into an agreement with an outside third party consultant to confirm the construction cost for the proposed project currently estimated at \$3.4 to \$4.0 million

The proposed project is entirely funded with net County cost from the Fourth District Capital Projects allocation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As part of the Paramedic and Lifeguard Services Agreement, the lifeguard/paramedic operation requires a station facility from which to operate in the City. The City has agreed to donate a site of approximately 7,700 square feet for the construction of a 7,005 square foot permanent facility that will provide office space, housing and facilities, and public restrooms. Upon the acceptance of the acquisition of donated real property, the District will begin the design of the proposed facility.

Chicago Title Company has issued a preliminary title report indicating no claims or encumbrances which would significantly affect or impair the subject property's title. A Phase I environmental site assessment and a geotechnical evaluation report were conducted and it was determined that no further investigations of the surface and subsurface conditions are warranted.

Pursuant to Government Code Section 65402, notification of the County's intent to acquire the subject property and construct a paramedic station facility was provided to the City for its review. The City indicates that the proposed development is a permitted zone use.

ENVIRONMENTAL DOCUMENTATION

The City, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), adopted the Amended Mitigated Negative Declaration (Enclosure A) on May 2, 2006, finding that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. As part of the scope of the Mitigated Negative Declaration, a Mitigation Monitoring and Reporting Program has been included. This program will be implemented and monitored by the City.

With respect to your Board's approval of the property acquisition of the donated real property described herein, the District also acts as a responsible agency for the purposes of CEQA, and therefore, we recommend that your Board independently consider and adopt the Amended Mitigated Negative Declaration that was approved by the City.

IMPACT ON CURRENT SERVICES

The acceptance of the conveyance of land donation for the subsequent construction of the new paramedic building will increase the District's ability to provide essential fire and life safety services to the City and the surrounding community.

CONCLUSION

Upon approval by your Honorable Board, please return two adopted copies of this letter to the District and one adopted copy to the Chief Administrative Office, Real Estate Division:

Respectfully submitted,



P. MICHAEL FREEMAN
Fire Chief



DAVID E. JANSSEN
Chief Administrative Officer

PMF:kc

Attachments

c: Executive Officer
County Counsel
Board of Supervisor's Public Affairs Office

ENCLOSURE A

**ACCEPTANCE OF DONATED REAL PROPERTY FOR CONSTRUCTION OF THE
PARAMEDIC STATION PROJECT IN CITY OF AVALON**

**AMENDED
MITIGATED NEGATIVE DECLARATION
CITY OF AVALON
AVALON CIVIC CENTER, CITY OF AVALON FIRE STATION,
DAY CARE FACILITY, SKATE PARK AND LOS ANGELES COUNTY
LIFE GUARD FACILITY**

**AMENDED
MITIGATED NEGATIVE DECLARATION
CITY OF AVALON
AVALON CIVIC CENTER, CITY OF AVALON FIRE STATION,
DAY CARE FACILITY, SKATE PARK AND LOS ANGELES COUNTY
LIFE GUARD FACILITY**

Environmental Checklist Form

1.	Project title: Los Angeles County Life Guard Facility		
2.	Lead agency name and address: City of Avalon P.O. Box 707 Avalon, CA 90704		
3.	Contact person and phone number: Pete Woolson, Planning Director, City of Avalon, 310/510-0220, ext. 116.		
4.	Project location: approximately 400 Avalon Canyon Road, Avalon, CA 90704 (Site also known as Las Casitas)		
5.	Project sponsor's name and address: City of Avalon		
6.	General plan designation: Resort Recreational	7.	Zoning: Resort Recreational
8.	Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) Construction of new life guard facility to include storage of equipment, administrative offices and staff housing.		
9.	Surrounding land uses and setting: Avalon Canyon, bordered on the SW side by Golf Course, SE by Avalon City Hall, Day Care Facility, S by Recreation Field and N by Avalon Fire Station and Avalon Canyon Road.		

10.	Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) N/A
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

x	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources	x	Cultural Resources		Geology /Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	x	Noise		Population / Housing
	Public Services	x	Recreation	x	Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has

	been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature <i>Pete W. Johnson, Planning Director</i>	Date <i>09/03/06</i>
Signature	Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(e)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) **Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).** Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) **This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.**
- 9) **The explanation of each issue should identify:**
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTION

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
		X		

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
significance of a historical resource as defined in '15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
VII. HAZARDS AND HAZARDOUS MATERIALS B Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?				X
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XI. NOISE B Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		X		
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI. UTILITIES AND SERVICE SYSTEMS B Would the project:				
a) Exceed wastewater treatment requirements of				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in				X

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Notice of Determination

Form C

To: ☐ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Los Angeles
12400 E. Imperial Hwy. Room 2001
Norwalk, California 90650

From: (Public Agency) City of Avalon
P.O. Box 707, 410 Avalon Canyon Road
Avalon, CA 90704

(Address)

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Los Angeles County Life Guard Facility

Project Title

<u>State Clearinghouse Number</u> (If submitted to Clearinghouse)	<u>Pete Woolson</u> Lead Agency Contact Person	<u>310/510-0220, ext. 116</u> Area Code/Telephone/Extension
<u>400 Avalon Canyon Road, City of Avalon, County of Los Angeles</u>		

Project Location (include county)

Project Description:

New Life Guard Facility to include storage of equipment, administrative offices and staff housing.

This is to advise that the City of Avalon has approved the above described project on
May 2, 2006 and has made the following determinations regarding the above described project:
(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:
410 Avalon Canyon Road, Avalon, CA 90704


Signature (Public Agency)

May 8, 2006
Date

City Manager
Title

Date received for filing at OPR:

January 2004

CITY OF AVALON

AMENDED MITIGATED NEGATIVE DECLARATION AVALON CIVIC CENTER, CITY OF AVALON FIRE STATION, DAY CARE FACILITY, SKATE PARK AND LOS ANGELES COUNTY LIFE GUARD FACILITY

MITIGATION MEASURES

Date of Preparation: April 3, 2006

Project Description: Los Angeles County Life Guard Facility

Project Location: approximately 400 Avalon Canyon Road (Site also known as Las Casitas)

Project Proponent: City of Avalon

Discussion of potential Environmental Impacts as highlighted in the Environmental Checklist Form and Mitigation Measures:

Aesthetics: *Would the project: d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less than Significant with Mitigation Incorporation)* The project will add new outside light sources and has a potential to introduce light and glare into the immediate area:

Mitigation: The lighting plan for the project shall be designed with light fixtures that are directed and shielded away from residential areas. Lighting for the project will be at the minimum level required for acceptable security and safety.

Cultural Resources: *Would the project: d) Disturb any human remains, including those interred outside of formal cemeteries? (Less than Significant with Mitigation Incorporation).* The project site is known to potentially contain Native American remains and artifacts. Excavation required for the construction of the project could disturb these remains and artifacts.

Mitigation: All construction and excavation for the project shall be fully subject to the provisions of the City of Avalon's Adopted Policies Regarding the Protection and Preservation of Native American Cultural Resources and the State of California Professional Guide for the Preservation of and Protection of Native American Remains and Associated Grave Goods.

Noise: *Would the project result in: d) A substantial temporary or periodic increase in ambient*

noise levels in the project vicinity above levels existing without the project? (Less than Significant with Mitigation Incorporation). The project will have a potential to increase existing noise levels and expose people to severe noise levels. The Life Guard facility will function as a base of operations and will operate vehicles that utilize sirens in an emergency response mode.

Mitigation: The Life Guard facility shall incorporate landscaping to reduce noise levels emitting from vehicles. The noise impacts of the life guard station are largely non-addressable and must be considered an acceptable tradeoff for public safety.

Recreation: *Would the project: a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. (Less than Significant with Mitigation Incorporation)* The project proposes to occupy a site currently used by the community as an open play basketball court.

Mitigation: The applicant proposes to provide funding towards relocation of a basketball half-court facility where feasible.

Transportation/Traffic: *Would the project: a) cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. (Less than Significant with Mitigation Incorporation).* The project will generate additional vehicular movement and create a demand for additional parking. This could increase traffic hazards to motor vehicles, bicyclists and pedestrians especially where the driveway enters Avalon Canyon Road.

Mitigation: The applicant will include employee parking in the design of the facility. The City has provided hazard warning lights installed on Avalon Canyon Road to warn of emergency vehicles entering the roadway.

COUNCIL ACTIONS

May 2, 2006

CALL TO ORDER: 7:00 p.m.

ANNOUNCEMENTS: Mayor Kennedy commented upon the good attendance at the Public Utilities Commission's hearings on Southern California Edison's proposed water rate increase, and the success of the school dance held to raise funds for high school student European trip, the Health Fair, and opening of the Nature Center (formerly the Interpretive Center); that Hogsback would be closed beginning May 5 for repairs, that May 15-19 is "Bike to Work" week and that the Santa Catalina Island Company will be replacing the flag pole at Casino Point.

PRESENTATIONS: Lt. Pat Hunter introduced Lt. Cheryl Newman who gave a presentation regarding Sheriff Leroy Baca's proposed "Gang Tax", an initiative measure proposing a sales tax increase which would result in additional funds for incorporated contract cities and the Los Angeles County Sheriff's Department.

Lt. Hunter introduced Deputy Dale Merchason and Sgt. Joe McDonald, new members of the Avalon Sheriff's Station staff.

BUSINESS FROM THE AUDIENCE: Doug Lord announced that after a long search, he has hired a marine mechanic who will be operating out of the shop formerly used by Phil Hernandez, but is seeking housing for him and asked the community for assistance.

It was announced that Dana Canby will be graduating from Annapolis at the end of May.

ROLL CALL:

Bob Kennedy	Present
Tim Winslow	Present
Michael Ponce	Present
Scott Nelson	Present

At the regular meeting of the Avalon City Council, April 18, 2006, the following actions were taken:

FILLING CITY COUNCIL VACANCY:

The City Attorney gave a report regarding the alternatives available to the City Council to fill the vacancy created by Bob Kennedy's election as Mayor. Nelson stated that in modern history, vacancies have been filled by appointing the next highest vote getter, and moved to appoint former city councilmember Dan O'Connor to fill the vacancy. The motion died for lack of a second. Mayor Kennedy stated that it might be more

appropriate to appoint someone to fill the vacancy until a special election; general discussion about the potential costs of a special election. Winslow moved to appoint former city councilmember John Regalado to fill the vacancy; the motion died for lack of a second. Nelson suggested that a special election with an interim appointment appeared to be acceptable to a majority of the City Council. Motion by Kennedy, Ponce seconded, to introduce the ordinance and the City Attorney read the title, as follows:

"An Ordinance of the City of Avalon Pursuant to Government Code Section 36512 Regarding the Manner of Addressing Council Vacancies and Amending the Avalon Municipal Code"

All Ayes (4-0).

Following discussion, there was a consensus to adjourn the meeting to a special meeting to be held on May 9, 2006, for further information regarding the cost of conducting a special precinct or mail ballot election and discussion of an appointment to fill the vacancy.

Motion by Ponce, seconded by Winslow, to appoint the City Council to serve as the Avalon Community Improvement Agency (ACIA) Board of Directors. All Ayes (4-0).

CONSENT CALENDAR:

Kennedy asked that Item No. 7 be pulled from the Consent Calendar. Motion by Nelson, seconded by Winslow - All Ayes (4-0), to approve Consent Calendar Item Nos. 4-6 and 8-10 as follows:

4. Approved a motion to waive further reading of ordinances.
5. Approved the warrants and payroll.
6. Adopted an ordinance to provide for issuance of a public service vehicle permit to the driver of the Isthmus-Long Beach Unified School District bus.
8. Adopted a resolution authorizing the exchange of unallocated CDBG funds for general funds with the First Supervisorial District.
9. Received memoranda from the City Manager regarding City Council travel and recommended conferences and establishment of a "City Council Fund Balance Policy", for discussion and action as part of the FY 2006-2007 Budget.
10. Adopted resolutions setting the amount to be paid by the City as Employer Paid Member Contributions and to be paid by the employee for members of the Avalon Harbor Employees Association, the International Association of Firefighters Local 2295, and the Avalon City Employees Association.

Item No. 7: Held a discussion regarding reasons for changing parade permit ordinance to designate the City Manager as the issuing officer. Motion by Kennedy, seconded by Ponce to introduce ordinance and pass to second reading and to approve a parade permit for a high school marching band which is visiting Avalon Schools this week to proceed while playing down Crescent and to Avalon Schools. All Ayes (4-0).

PUBLIC HEARING:

11. Opened a public hearing regarding the proposed Los Angeles County Fire Department Paramedic/Lifeguard facility at the Las Casitas/Civic Center site. Motion by Nelson, seconded by Winslow, to adopt the Amended Mitigated Negative Declaration for the Avalon Civic Center. All Ayes (4-0).

ADJOURNED TO MEETING ON MAY 9, 2006 at 8:48 p.m.

I, Pamela Albers, City Attorney for the City of Avalon, do hereby certify that the video recording of the City Council Meeting of May 2, 2006, is the official record of that Council Meeting and is on file and maintained in the office of the City Clerk and the foregoing actions are an accurate summary of the actions taken by the City Council.



Pamela Albers, City Attorney

ENCLOSURE B

**ACCEPTANCE OF DONATED REAL PROPERTY FOR CONSTRUCTION OF THE
PARAMEDIC STATION PROJECT IN CITY OF AVALON**

MITIGATION MONITORING AND REPORTING PROGRAM

City of Avalon Policy Statement
For the Preservation and Protection of
Native American Remains and Associated Grave Goods

Santa Catalina Island is the home of the Pimu Indian Tribe. In particular, the area of the Island now known as Avalon was the site of many tribal burials.

The majority of the subsurface area in the downtown area of Avalon has been disturbed by the installation, repair and improvement of utility facilities. These facilities will continue to require additional excavations for repair and replacement in the future.

The City of Avalon realizes the importance of preserving and protecting Native American human burials and skeletal remains from vandalism and inadvertent destruction. The City therefore wishes to establish a proactive notification process outlining the laws and responsibilities governing anyone uncovering burial or skeletal remains during excavations within its jurisdiction.

The City will, as a regular policy, provide a copy of the Professional Guide for the Preservation and Protection of Native American Remains and Associated Grave Goods published and provided by the California Native American Heritage Commission to:

- Each applicant when an excavation permit is issued.
- Governmental agencies or private companies currently holding a blanket excavation permit from the City of Avalon.

In addition the City of Avalon will:

- Include a reference to this material in its Project Management Guide for Capital Improvement Projects.
- Maintain a record of the location and depth of each burial site found and brought to its attention.

It is the City of Avalon's intent that by establishing this procedure it will establish community awareness of the laws and procedures relating to preserving and protecting Native American human burials and skeletal remains from vandalism and inadvertent destruction.

Additional information is available by contact the Native American Heritage Commission at (916) 653-4082.

ENCLOSURE C

**ACCEPTANCE OF DONATED REAL PROPERTY FOR CONSTRUCTION OF THE
PARAMEDIC STATION PROJECT IN CITY OF AVALON**

LAND SURVEY

**LEGAL DESCRIPTION
EXHIBIT "A"**

THAT PORTION OF LOT 2 IN BLOCK 24 OF THE OFFICIAL MAP OF THE CITY OF AVALON, IN THE CITY OF AVALON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 1, PAGES 31 THROUGH 46 INCLUSIVE OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 6 IN BLOCK 16 OF SAID OFFICIAL MAP OF THE CITY OF AVALON, SAID MOST WESTERLY CORNER BEING ALSO THE MOST WESTERLY CORNER OF TRACT 29639, AS PER MAP RECORDED IN BOOK 662 PAGES 96 TO 100 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING ALSO A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF TREMONT STREET 62.5 FEET IN WIDTH, AS DESCRIBED IN THE DEED TO THE CITY OF AVALON RECORDED ON MAY 9, 1951 AS INSTRUMENT NO. 2865 IN BOOK 36285 PAGE 17, OFFICIAL RECORDS; THENCE SOUTH 37°01'00" WEST DISTANCE OF 16.33 FEET TO THE SOUTHERLY PROPERTY LINE OF SAID TREMONT STREET; THENCE NORTH 56°13'20" WEST A DISTANCE OF 404.28 FEET; THENCE LEAVING SAID PROPERTY LINE SOUTH 37°01'40" WEST A DISTANCE OF 81.03 FEET; THENCE SOUTH 12°06'00" EAST A DISTANCE OF 37.73 FEET; THENCE SOUTH 28°24'00" WEST A DISTANCE OF 52.57 FEET; THENCE SOUTH 41°36'30" WEST A DISTANCE OF 50.31 FEET; THENCE SOUTH 28°41'10" WEST A DISTANCE OF 100.64 FEET THENCE NORTH 67°39'17" WEST A DISTANCE OF 75.40 FEET; THENCE SOUTH 40°04'22" WEST A DISTANCE OF 19.10 FEET TO THE TRUE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID LINE SOUTH 40°04'22" WEST 133.68' FEET TO A DESIGNATED POINT "Y"; THENCE NORTH 49°55'38" WEST 57.60 FEET; THENCE NORTH 40°04'22" EAST 133.68 FEET; THENCE SOUTH 49°55'38" EAST 57.60 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS, 7,700 SQUARE FEET.



Richard Eugene Gaddy
RICHARD EUGENE GADDY EXP. 9/30/07

EXHIBIT "B"

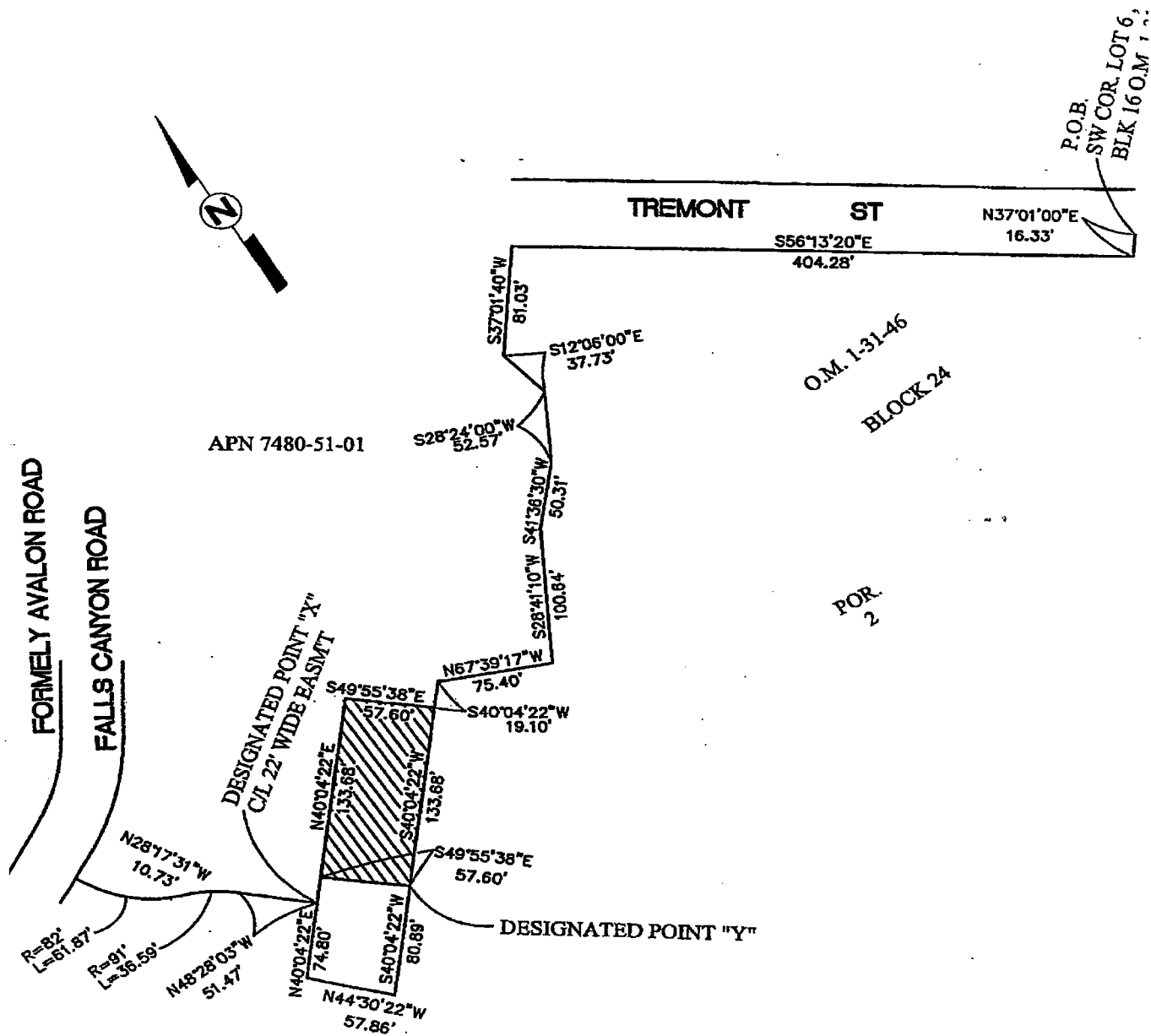


EXHIBIT "A-1"
LEGAL DESCRIPTION

BEGINNING AT SAID DESIGNATED POINT "Y"; THENCE SOUTH 40°04'22" WEST 80.27 FEET; THENCE NORTH 44°30'22" WEST 57.86 FEET; THENCE NORTH 40°04'22" EAST 55.42 TO A POINT DESIGNATE "X" THENCE CONTINUING ALONG SAID LINE N 40°04'22" EAST 19.38 FEET; THENCE SOUTH 49°55'38" EAST 57.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,466 SQUARE FEET, MORE OR LESS.



Richard Eugene Gaddy
RICHARD EUGENE GADDY EXP. 9/30/07

EXHIBIT "B"

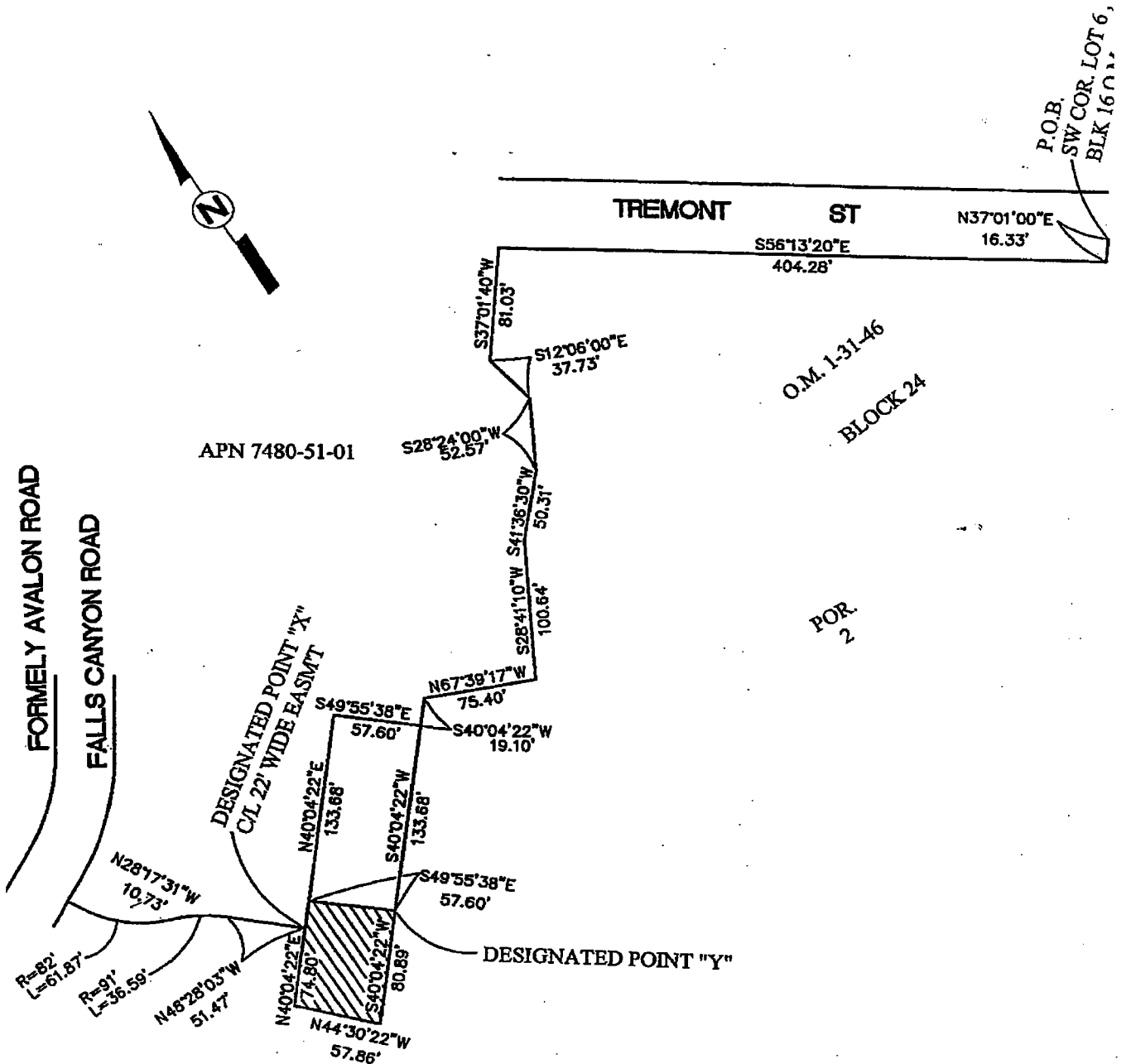


EXHIBIT "A"
EASEMENT LEGAL DESCRIPTION

BEGINNING AT SAID DESIGNATED POINT "X", SAID POINT BEING THE BEGINNING OF THE CENTERLINE OF A 22 FOOT WIDE EASEMENT, SAID CENTERLINE IS DESCRIBED AS FOLLOWS;

THENCE NORTH 48°29'03" WEST A DISTANCE OF 51.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 91.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°02'08" AN ARC DISTANCE OF 36.59 FEET TO A POINT OF REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 82.00 FEET; A RADIAL TO SAID POINT BEARS SOUTH 20° 06'18" WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°13'40" AN ARC DISTANCE OF 61.87 FEET; THENCE TANGENT TO SAID CURVE NORTH 28°17'31" WEST A DISTANCE OF 10.73 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF AVALON ROAD (KNOWN AS FALLS CANYON ROAD), SAID POINT BEING THE TERMINUS OF THE CENTERLINE OF SAID 22.00 FOOT WIDE EASEMENT.

THE SIDE LINES OF SAID 22.00 FOOT WIDE EASEMENT ARE TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT THE SAID SOUTHERLY BOUNDARY OF AVALON ROAD (KNOWN AS FALLS CANYON ROAD)

Richard Eugene Gaddy
RICHARD EUGENE GADDY EXP. 9/30/07



EXHIBIT "B"

